

ORDINANCE NO. 2007-54

(Adoption of California Building Standards Codes)

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

SECTION I. SUMMARY. This ordinance adopts the 2007 California Building Code, the 2007 California Electrical Code, the 2007 California Plumbing Code, and the 2007 California Mechanical Code, with changes, additions, and deletions.

SECTION II. Chapter 72-6 of the County Ordinance Code is amended to read:

Chapter 72-6 GENERAL PROVISIONS

Article 72-6.2 Permits and Fees

72-6.202 Permits. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by this title, or cause the same to be done, or install or connect any equipment regulated by this title, or perform any work regulated by this title, without first obtaining the necessary permits from the county building official. (Ord. 2007-54 § 2.)

72-6.204 Fees.

- (a) Fees shall be paid with the submission of an application for any permit required by this title. No application may be filed and accepted as complete until all required fees have been paid. Any permit issued without the payment of all required fees is invalid and of no force and effect. Permit fees and other fees will be in amounts set forth in fee schedules adopted by the Board of Supervisors.
- (b) A person who starts any work for which a permit is required under this title without first having obtained a permit shall, if later issued a permit for such work, pay double the permit fee. This provision does not apply to emergency work if the county building official determines that the emergency work was urgently necessary and that it was not practicable to obtain a permit before starting the work. In all such cases, a permit must be obtained as soon as it is practicable to do so, and if there is an unreasonable delay in obtaining the permit, a double fee shall be charged. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 87-55 §

72-6.206 State license required.

- (a) No permit shall be issued to a person to do or cause to be done any work regulated by this title except to the holder of a valid, unexpired and unrevoked license in good standing, issued under Chapter 9, Division 3 of the California Business and Professions Code. Permits may be issued to persons and for work exempt from that statute, and as otherwise provided in this section.
- (b) Building permits. A building permit may be issued to a person holding a valid, unexpired, unrevoked California general contractor's license. If the permit applicant is the owner of the structure occupied by or designed to be occupied by the owner and the owner performs all work under the permit, a building permit may be issued to the owner for work in a one-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters.
- (c) Electrical permits.
 - (1) An electrical permit may be issued to a person holding a valid, unexpired, unrevoked California electrical contractor's license, or to a person holding a valid, unexpired, unrevoked California general contractor's license where the contractor is working on a permitted job and is performing two or more crafts on the permitted job. If the permit applicant is the owner of the structure occupied by or designed to be occupied by the owner and the owner performs all work under the permit, an electrical permit may be issued to the owner for work in a one-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters.
 - (2) Instead of a separate permit for each building, structure, premises, installation or alteration, an annual electrical permit may be issued to any person regularly employing one or more electricians for electrical work in premises owned or occupied by the applicant for the permit. In the first 15 days of each calendar month, the holder of an annual permit shall report to the county building official on all electrical work done under the annual permit during the preceding month.
- (d) Plumbing permits. A plumbing permit may be issued to a person holding a valid, unexpired, unrevoked California plumbing contractor's license, or to a person holding a valid, unexpired, unrevoked California general contractor's license where the contractor is working on a permitted job and is performing two or more crafts on the permitted job. If the permit applicant is the owner of the structure occupied by or designed to be occupied by

the owner and the owner performs all work under the permit, a plumbing permit may be issued to the owner for work in a one-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters.

- (e) Mechanical permits. A permit for the erection, installation, moving alteration, repair or replacement of any heating or cooling equipment may be issued to a person holding a valid California warm air heating, ventilating, and air conditioning contractor's license, or to a person holding a valid, unexpired, unrevoked California general contractor's license where the contractor is working on a permitted job and is performing two or more crafts on the permitted job. If the permit applicant is the owner of the structure occupied by or designed to be occupied by the owner and the owner performs all work under the permit, a mechanical permit may be issued to the owner for work in a one-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters. (Ords. 2007-54 § 2, 2002-31 § 4, 99-17 § 11, 90-19 § 3, 89-60 § 2, 82-23 § 2, 80-29 § 1, 79-67, 76-24, 74-31.)

72-6.208 Misrepresentations in permit application. No person shall make a false statement or misrepresentation in or in connection with an application for a permit under this title. Any permit issued under this title may be revoked or suspended at any time by the county building official for fraud, misrepresentation or false statement contained in an application for a permit, or for violation of this title in connection with work done under the permit. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5; prior code § 7104; Ord. 1372).

72-6.210 Permit not approval of violations or determination of ownership. The issuance of a permit or approval of plans and specifications shall not be construed as a permit for an approval of any violation of this title or code or determination that the permittee is the owner of the subject property or otherwise authorized to do the work for which the permit has been issued. No permit presuming to give authority to violate or cancel the provisions of this title shall be valid except insofar as the work or use which it authorizes is lawful. The issuance of a permit based on plans and specifications shall not prevent the county building official from later requiring the correction of errors in the plans and specifications or from preventing building operations being carried on under the permit in violation of this title or other regulation of this county. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5; prior code § 7105; Ord. 1372).

72-6.212 Expiration of permit. Every permit issued by the county building official becomes void if the building or work authorized is not begun within 180 days from the permit's date, or if it is suspended or abandoned for 180 continuous calendar days without excuse satisfying the county building official as being beyond control and remedy by the permittee. Evidence of starting work shall consist of at least one required inspection within 180 days of the permit issuance date or the date the permit was suspended or the work was abandoned. Once a permit becomes void, a new permit shall be obtained before any work is commenced or recommenced,

and a new permit fee shall be paid. Any permittee holding an unexpired permit may apply for a permit extension upon a showing of good and satisfactory reason acceptable to the county building official. If the permittee is unable to commence work within the time required by this section, the county building official may extend the time of the permit for a period not exceeding 180 days upon written request by the permittee. No permit shall be renewed more than once. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 87-55 § 3, 80-14 § 3, 74-32 § 2, 71-32 § 1, 67-70 § 3: prior code § 7106: Ord. 1372 § 5H.)

72-6.214 Refunds. The county building official may authorize the refund of required permit fees as follows:

- (a) **Unused Building Permit.** On the voiding of a permit within 60 days after issuance, no work having been done, the holder may be allowed a refund of the amount in excess of 15 dollars but not more than 80 percent of the permit fee paid. On the voiding of a permit during the period between sixty days and one year after issuance, no work having been done, the holder may be allowed a refund of the amount in excess of fifteen dollars or one-half the total amount paid for the permit, whichever is smaller. No refunds of plan check fees for issued permits shall be allowed. Any unused plumbing, electrical, or mechanical permit(s) taken in conjunction with a building permit are governed by the refund procedures in subsection (b) of this section.
- (b) **Unused plumbing, electrical, or mechanical permits.** No refund of deposits for these permits (including subpermits issued in conjunction with building permits, and miscellaneous permits) shall be allowed, except that on the voiding of a permit within one year after issuance, no work having been done, the holder may be allowed a refund of the amount in excess of 10 dollars. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 80-14 § 4, 76-15.)

Article 72-6.4 Enforcement

72-6.402 Abatement procedure. Any condition existing in violation of this title is a public nuisance. The procedure for the abatement of any building or any other condition declared to be a public nuisance in violation of this title is the procedure specified in the county's Uniform Public Nuisance Abatement Procedure as set forth in Chapter 14-6 of this code. As an alternative to this procedure, abatement may be performed pursuant to the procedure specified in Article 6 (Action and Proceedings) of Subchapter 1 (State Housing Law Regulations) of Chapter 1 of Division 1 of Title 25 (Housing and Community Development) of the California Code of Regulations (25 C.C.R., § 48 et seq.). That procedure is adopted by this reference as though fully set forth herein. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 97-19 § 3, 90-100 § 3, 82-23, 72-25, 71-76, 69-40, 1631: prior code § 7111: Ord. 1372.)

72-6.404 Stop work orders. Whenever any work is being done contrary to this title or any other law or regulation (including, but not limited to, the following: zoning, health, sanitation, grading, fire protection and safety, or flood control) relating to or affecting the work, the county building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing of the work; and these persons shall stop work immediately until authorized by the county building official to proceed with the work. The stop work order will state the reason for the order and the conditions under which the cited work may be permitted to resume. If the work continues after the issuance of a stop work order, each day the work continues is a separate code violation. (Ords. 2007-54 § 2, 2002-31 § 2, 99-17 § 2, 99-1 § 5, 90-100 § 2, prior code § 7108, Ord. 1372.)

72-6.406 Entry on premises.

- (a) Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the county building official has cause to believe that there exists in any building or upon any premises any violation of this code or any condition that makes the building or premises unsafe, unsanitary, dangerous or hazardous, the county building official may enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the county building official by this code. If entry is refused, the county building official has recourse to every remedy provided by law to secure entry.
- (b) No person shall conceal any work until it is inspected and written approval to proceed is given. No person shall cover electrical work, or allow it to be covered, to prevent or hinder its inspection, or remove any notice not to cover placed by the county building officials. (Ords. 2007-54 § 2, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24 : prior code § 7109: Ord. 1372.)

76-6.408 Correction notice. If the county building official finds any work as out of compliance with this division, the building official will give written notice to the person engaged in the work. Within 10 days after this notice, or within any reasonable further time that the county building official may prescribe, the person doing the work shall change or remove the work or equipment as the county building official may require to make it comply fully with this division. (Ords. 2007-54 § 2, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

72-6.410 Withhold permit. The county building official may, in his or her sound discretion, withhold the issuance or reinstatement of a permit under this Title 7 for any structure on a parcel of land concerning either or both of which there exists any violation of law or regulation (including but not limited to the following: building, grading, zoning, fire protection and safety, health, sanitation, or flood control) relating to or affecting that permit. In determining whether a permit shall be issued, the county building official will also consider whether the existing violation constitutes an unlawful occupancy or a hazard to life or property. The county building

official may require correction of a violation before issuing a permit, or as a condition of issuance within a stated period of time including any extensions granted for good cause shown. Failure to comply with such condition is a ground for revocation as provided by law. (Ords. 2007-54 § 2, 2002-31 § 2, 99-17 § 3, 99-1 § 5, 77-63 § 2; 21 27-2.014, Ord. 1809, prior code § 7100(g)).

72-6.412 Disconnection of utility service.

- (a) The county building official may shut off or disconnect any or all utility service to any structure or facility or to any electrical conductor or apparatus that is in violation of any state or county law or regulation relating thereto or that endangers the public health, safety or welfare, or the county building official may order this done.
- (b) If the county building official finds that the violation involves an immediate danger to person(s) or properties or to the public health, safety or welfare, the county building official may have the action taken as quickly as he or she deems necessitated by the danger; otherwise the county building official will give 10 days advance notice thereof by mail to the utility and to the owner as shown on the last assessment roll and by conspicuous posting on the property; and the county building official will post notice of the orders and the action taken, which no person shall remove, tamper with or disobey. The county building official will rescind or modify such action which it becomes proper to do so in view of the danger or violation. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 71-110 § 8 (part), 1971: prior code § 7112: Ord. 1442).

76-6.414 Power companies to notify county building official.

- (a) Notice. Whenever in, on or about any building any person engaged in the distribution or sale of electrical energy or natural gas sets, resets, installs or reinstalls any meter for the measurement of electrical energy or natural gas, or connects or reconnects to, or supplies or services any installation of electrical equipment or natural gas, or change the nominal voltage of electrical supply or service to any installation of electrical equipment, or changes any electrical supply or service from two-wire to three-wire or vice versa, or from single-phase to polyphase or vice versa, or from direct current to alternating current or vice versa, that person shall within 2 days thereafter, exclusive of Sundays and holidays, give written notice thereof to the county building official specifying the location and address of the installation affected.
- (b) Thirty-Day Exception. This notice need not be given for work expressly approved by the county building official within 30 days after inspection approval.
- (c) Authorization Required. No person engaged in the distribution or sale of electrical energy

shall connect a distribution system, including windpower generators, or any live supply or service conductor(s) therefrom, to any electrical equipment in, on or about any building or cause or allow any energizing of such connections, including windpower or emergency/stand by electrical generation until the county building official inspects the electrical equipment and authorizes such connections. No gas utility provider engaged in the distribution or sale of natural gas shall connect a distribution system to any natural gas equipment in, on or about any building until the county building official inspects the natural gas installation and authorizes such connections.

- (d) Permit required. A permit shall be obtained from the county building official to restore electrical or gas service to any structure that has been without such service for 90 days or more. The county building official will notify the servicing utility that the electrical service equipment and associated wiring has been inspected and approved before electrical or gas service may be reinstated.
- (e) Waiver. The county building official may, at his or her discretion, temporarily or permanently waive any or all requirements of this article by giving written notice of such waiver to all persons involved. The county building official may likewise at any time revoke such waiver by similar notice. (Ords. 2007-54 § 2, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

72-6.416 Enforcement of state law. By authority of Section 18300 of the Health and Safety Code, the county assumes the responsibility for enforcement of Part 2.1 of Division 13 of the Health and Safety Code relating to mobilehomes and mobilehome parks, including regulations adopted thereunder and contained in Chapter 2 (Mobilehome Parks Act) of Division 1 of Title 25 of the California Code of Regulations (25 C.C.R. §§ 1000 et seq.) and to the extent allowed by such laws and regulations, may enforce by the remedies allowed under Division 14 of this code. (Ords. 2007-54 § 2, 2002-31 § 2, 99-17 § 4, 99-1 § 5, 90-100 § 4, 1629: prior code § 7114).

Article 72-6.6 Other Provisions

72-6.602 Reference to officials in adopted codes. In the codes adopted by reference in this title, references to "city" mean the county of Contra Costa; to "city council or mayor" mean the board of supervisors of this county; to "state" mean the state of California; and to "building official," "chief building inspector," "administrative authority," or "authority enforcing this code" mean the director of building inspection of this county. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5, 80-14 § 2: prior code § 7102: Ord. 1372).

76-6.604 General safety. All work shall be performed, and all equipment shall be constructed, installed, protected, operated, repaired, used and maintained, in accordance with the requirements

of this division and in such manner as to be reasonably safe and free from risk of accident or injury to person or property. No person shall act contrary to this general regulation or neglect to act as required hereby. (Ords. 2007-54 § 2, 2002-31 § 4, 99-17 §11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

72-6.606 Liability of county. This title shall not be construed to impose on the county any liability or responsibility for damage resulting from defective building, plumbing, mechanical or electrical work; nor shall the county, or any official or employee of the county, be held to assume this liability or responsibility because of the inspection authorized under this title. The issuance of a building permit under this title shall not be construed as a determination by the county that the permittee has legally sufficient proprietary rights to perform the work on the property for which the permit has been issued nor shall it be construed as permission or license to enter on, occupy or otherwise utilize private or noncounty property without the express consent of the owner or agent in possession thereof. (Ords. 2007-54 § 2, 2002-31 § 2, 99-1 § 5: prior code § 7113: Ord. 1442).

SECTION III. Chapter 74-1 of the County Ordinance Code is repealed in its entirety and is replaced by new Chapter 74-2, to read:

Chapter 74-2 ADOPTION

74-2.002 Adoption.

- (a) The building code of this county is the 2007 California Building Code (California Code of Regulations, Title 24, Part 2, Volumes 1 and 2 [based on the 2006 International Building Code]), including Appendix Chapter 1, Appendix C, Appendix F, and Appendix I, as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2007 California Building Code, with the changes, additions, and deletions set forth in this chapter and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this building code is now on file with the building inspection department, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the building code are controlling and enforceable within the county. (Ords. 2007-54 § 3, 2002-31 § 3, 99-17 § 5, 99-1, 90-100 § 5, 87-55 § 4, 80-14 § 5, 74-30.)

SECTION IV. Chapter 74-3 of the County Ordinance Code is repealed in its entirety and is replaced by new Chapter 74-4, to read:

**Chapter 74-4
MODIFICATIONS**

74-4.002 Amendments. The 2007 California Building Code ("CBC") is amended by the changes, additions, and deletions set forth in this chapter and Division 72. Section numbers used below are those of the 2007 California Building Code.

(a) Section 501.2 of CBC Chapter 5 (General Building Heights and Areas) is amended to read:

501.2 Address numbers. Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. In addition, every new residential dwelling unit building shall be equipped with a lighted (illuminated) house number or address plainly visible and legible from the street or road fronting the property. As appropriate, the planning agency or county building official may grant exceptions to the illumination requirements when satisfied that the application of its requirements would impose an unreasonable hardship and expense for the owner and/or applicant due to special circumstances applicable to the involved new building(s) because of location, topography, or surroundings.

(b) Section 903.1 of CBC Chapter 9 (Fire Protection Systems) is amended to read:

Section 903.1 Automatic Sprinkler Systems – General. For new buildings an automatic sprinkler system shall be installed:

1. In all buildings when the total floor area, including mezzanines, exceeds 10,000 square feet.
2. In all buildings separated by one or more fire walls when the total floor area, including mezzanines, exceeds 20,000 square feet.

Exceptions to 1 and 2:

- A. Agricultural buildings.
- B. Group S Division 2 open parking garage buildings containing no other occupancies and where exterior walls containing openings are located not less than 20 feet from an adjacent property line or center street line

ORDINANCE NO. 2007-54

or public space.

- C. When determining a building's total floor area, the floor area of mechanical rooms of not more than 50 square feet and separated from the remainder of the building by not less than a 1 hour fire resistive occupancy separation need not be considered.
- D. Nothing in this code prevents the application of more restrictive automatic fire sprinkler system requirements in those fire protection districts which have more restrictive requirements.

For purposes of this section, "new building" includes a building which replaces a preexisting building which has been substantially destroyed. The county building official shall determine whether a building has been substantially destroyed.

- (c) Section 907.2.10.5.4 is added to Section 907.2.10.5 (Group R-3 Occupancies) of CBC Chapter 9 (Fire Protection Systems), to read:

907.2.10.5.4 In existing flat roof buildings, the installation of a smoke detector that complies with Sections 907.2.10 shall be required when a pitch roof is added on top of the existing flat roof and the solid seating of the flat roof is not removed.

- (d) Section 1406.5 is added to Section 1406 (Combustible Materials on the Exterior Side of Exterior Walls) of CBC Chapter 14 (Exterior Walls), to read:

1406.5 Wood shakes or shingles. Wood shakes or shingles uses for exterior wall covering shall be fire treated unless there is a minimum of 10 feet from the exterior wall (including shakes or shingles) to the property line of all sides, except for any sides of exterior walls facing the street.

- (e) Section 1614A.1.7 ASCE 7, Section 12.8.1.1 of CBC Chapter 1614A (Modifications to ASCE 7) is amended to read:

Section 1614A.1.7 ASCE 7, Section 12.8.1.1. Modify ASCE 7 Section 12.8.1.1 by amending Equation 12.8-5 as follows:

$$C_s = 0.044 S_{DS} I \geq 0.01 \quad (\text{Equation 12.8-5})$$

- (f) Section 1614A.1.32 ASCE 7, Section 12.12.3 is added to Section 1614A (Modifications to ASCE 7) of CBC Chapter 1614A (Structural Design), to read:

Section 1614A.1.32 ASCE 7, Section 12.12.3. Replace ASCE 7 Section 12.12.3 as follows:

12.12.3 Minimum Building Separation. All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement (Δ_M). Δ_M shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = C_d \delta_{\max} \quad (\text{Equation 16-1})$$

where δ_{\max} is the calculated maximum displacement at Level x as defined in ASCE 7 Section 12.8.4.3, and C_d is the deflection amplification factor as defined in ASCE 7 Section 12.8.6.

Adjacent buildings on the same property shall be separated by at least a distance Δ_{MT} where

$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (\text{Equation 16-2})$$

and Δ_{M1} and Δ_{M2} are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a property line not common to a public way, the structure shall also be set back from the property line by at least the displacement, Δ_M , of that structure.

Exception: Smaller separations or property line setbacks shall be permitted when justified by rational analysis.

- (g) Section 1805.4.2.3 (Plain Concrete Footings) of CBC Chapter 18 (Soils and Foundations) is deleted.
- (h) Section 1812.4 (Reinforcement) of CBC Chapter 18 (Soils and Foundations) is amended by deleting the exception.
- (i) Section 1908.1 of CBC Chapter 19 (Concrete) is amended to read:

1908.1 General. The text of ACI 318 shall be modified as indicated in Sections 1908.1.1 through 1908.1.17.

- (j) Section 1908.1.17 is added to Section 1908 (Modifications to ACI 318) of CBC Chapter 19 (Concrete), to read:

1908.1.17 ACI 318, Section 14.8. Modify ACI 318 Section 14.8.3 and Section 14.8.4, replacing equations (14-7), (14-8) and (14-9) as follows:

1. Modify equation 14-7 of ACI 318, Section 14.8.3 as follows:

I_{cr} shall be calculated by Equation (14-7), and M_o shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} \left[A_s + \frac{P_u}{f_y} \frac{h}{2d} \right] (d - c)^2 + \frac{I_w c^3}{3} \quad (\text{Equation 14-7})$$

and the value $\frac{E_s}{E_c}$ shall not be taken less than 6.

2. Modify ACI Section 14.8.4 as follows:

14.8.4 Maximum out-of-plane deflection, Δ_s , due to service loads, including $P\Delta$ effects, shall not exceed $\frac{l_c}{150}$.

If M_o , maximum moment at mid-height of wall due to service later and eccentric loads, including $P\Delta$ effects, exceed $\left(\frac{2}{3}\right) M_{cr}$, Δ_s shall be calculated by Equation (14-8):

$$\Delta_s = \frac{2}{3} \Delta_{cr} + \frac{M_o - \frac{2}{3} M_{cr}}{M_o - \frac{2}{3} M_{cr}} \left(\Delta_o - \frac{2}{3} \Delta_{cr} \right) \quad (\text{Equation 14-8})$$

If M_o does not exceed $\left(\frac{2}{3}\right) M_{cr}$, Δ_s shall be calculated by Equation (14-9):

$$\Delta_s = \left(\frac{M_a}{M_{cr}} \right) \Delta_{cr} \quad \text{(Equation 14-9)}$$

where:

$$\Delta_{cr} = \frac{5M_{cr}l_c^2}{48E_cI_g}$$

$$\Delta_n = \frac{5M_n l_c^2}{48E_c I_{cr}}$$

(k) Section 1909 (Structural Plain Concrete) of CBC Chapter 19 (Concrete) is deleted.

(l) Section 1910.1 of CBC Chapter 19 (Concrete) is amended to read:

1910.1 Minimum Slab Provisions – General. Slabs shall have six inches by six inches by ten gauge wire mesh or equal at this midheight.

(m) CBC Appendix Chapter 1 is amended by the provisions of Division 72 of this code and as follows:

(1) Sections 103, 108, 111, 112, 113, 114, and 115 of CBC Appendix Chapter 1 are deleted.

(2) Section 105.2 (Work Exempt from Permit) of CBC Appendix Chapter 1 is amended to provide that a building permit is not required for the following work:

Retaining walls that are not more than three feet in height, measured from the top of the footing to the top of the wall, unless supporting a surcharge or ground slope exceeding 1:2 or impounding class I, II, or III-a liquids.

All other work listed in Section 105.2 of CBC Appendix Chapter 1 is also exempt from a permit.

(3) Section 106.1 (Submittal Documents) of CBC Appendix Chapter 1 is amended by deleting the exception.

- (4) Section 106.1.1 (Information on Construction Documents) of CBC Appendix Chapter 1 is amended to read:

106.1.1. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be sufficient clarity to indicate the location, nature and extent of the work proposed and to show in detail that it will conform to this code and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the house and street address of the work and the name and address of the owner and of the person who prepared the plans. Plans shall include a plot plan showing the location of the lot corners as established on the ground, the elevation of the top and toe of cuts and fills, and the location of the proposed building and of every existing building on the property. Instead of detailed specifications, the county building official may approve references on the plans to a specific section or part of this code or other ordinances or laws.

Sections 106.1.1.1, 106.2, and 106.3 are not amended and remain in effect.

- (5) Section 109.1 (Inspections – General) is amended by adding the following to the end of the section:

At the time of first inspection by the county building official, property corners (including angle points) shall be identified with monuments in accordance with the legal description furnished with the application to build, sufficient to locate the proposed structure in relation to the lot lines, except that this requirement shall not apply to minor alterations or repairs to existing structures not affecting the exterior limits thereof, and construction of accessory buildings or structures of a building permit value of less than \$500. The plot plan required by Section 106.1.1 shall indicate the locations and identification of all property corner monuments. Property corner monuments shall consist of one of the following:

- (A) Redwood hub not less than two inches square and twelve inches long;
- (B) Galvanized iron pipe not less than one inch in diameter and thirty inches long filled with concrete; or
- (C) Other material of sufficient durability, placed as not to be readily disturbed, acceptable to the county building official.

Monuments shall be driven flush with the ground and tagged as

required by the Land Surveyor Act (Business and Professions Code section 8772).

(Ords. 2007-54 § 4, 2002-31 § 3, 99-17 § 6, 99-1, 90-100 § 6, 87-55 § 5, 80-14 § 6, 74-30 § 1.)

SECTION V. Division 76 of the County Ordinance Code is repealed in its entirety and is replaced by new Division 76, to read:

**Division 76
ELECTRICAL CODE**

**Chapter 76-2
ADOPTION**

76-2.002 Adoption.

- (a) The electrical code of this county is the 2007 California Electrical Code (California Code of Regulations, Title 24, Part 3 [based on the 2005 National Electrical Code]), as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2007 California Electrical Code, with the changes, additions, and deletions set forth in this division and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this electrical code is now on file with the building inspection department, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the electrical code are controlling and enforceable within the county. (Ords. 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

**Chapter 76-4
MODIFICATIONS**

**Article 76-4.2
Amendments**

76-4.202 General. The 2007 California Electrical Code is amended by the changes, additions, and deletions set forth in this chapter and Division 72. (Ords. 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.204 Amendments. The following sections of the 2007 California Electrical Code ("CEC") are amended. Section numbers used below are those of the 2007 California Electrical Code.

- (a) Section 210.19 of CEC Article 210 (Branch Circuits) is amended by deleting the fourth FPN, and the following is added after the last sentence of Section 210-19(A)(1) to read:

Conductors for branch circuits as defined in Article 100 shall be sized to prevent a voltage drop exceeding 3 percent at the farthest outlet of power, heating and lighting loads, or combinations of such loads, and the maximum total voltage drop on both feeders and branch circuits to the farthest outlet shall not exceed 5 percent.

- (b) Section 210-70 of CEC Article 210 (Branch Circuits) is amended by adding the following after the last sentence of Section 210-70(A)(2) to read:

Approved numbers or addresses as required by Section 501.2 of CBC Chapter 5 (as amended) shall be illuminated for new residential occupancies.

- (c) Section 210-70 of CEC Article 210 (Branch Circuits) is amended by adding the following after the last sentence of Section 210-70(C) to read:

Industrial and Commercial Occupancies. Outdoor lighting outlets for illumination shall be installed at entrances and exits to buildings intended for industrial or commercial occupancies.

(Ords. 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

Article 76-4.4 General Requirements

76-4.1002 Authorization. The county building official is authorized to inspect all electrical equipment and work, including electrical equipment and work that is listed in CEC Section 90-2(B)(4) and CEC Section 90-2(B)(5) but is otherwise not covered by the CEC. When the county building official finds any electrical equipment to be dangerous or unsafe, the building official will so notify the person owning, using or operating it, who shall make the repairs or changes required to make the equipment safe, and complete this work within ten (10) days after notice or such further time as the county building official may set. Any electrical system deemed an immediate, imminent hazard to life and property shall be de-energized immediately by the owner, his representative or the county building official. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.404 Approved equipment.

- (a) When obtainable, electrical equipment that an approved testing laboratory has examined, listed or labeled as conforming to applicable standards shall be used in preference to others.
- (b) Listing or labeling conforming to the Standards of the Underwriters' Laboratories, Inc., the United States Bureau of Standards, the United States Bureau of Mines, or other similar institutions of recognized standing shall be prima facie evidence of conformity with the requirements of this section. The maker's name, trademark, or other identification symbol shall be placed on all electrical equipment used or installed under this division.
- (c) Old or used electrical equipment shall not be used in any work under this division without the specific approval of the county building official. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.406 Moved buildings. Electrical systems that are part of buildings or structures moved into this jurisdiction shall comply with the provisions of this code for new buildings. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.408 Application of Chapters 2, 3, and 5, Division 1, Title 25, C.C.R. Electrical work in mobilehome parks and campgrounds shall comply with Chapters 2, 3, and 5 of Division 1 of Title 25 of the California Code of Regulations. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

Article 76-4.6 Connections to Installations

76-4.602 County building official's approval required. No person shall connect a source of electrical energy, or supply electric service, to any electrical equipment for the installation of which a permit is required without first obtaining the county building official's written authorization. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.604 Unlawful reconnections. No person shall connect a source of electrical energy, or supply electric service, to any electrical equipment which the county building official has disconnected or ordered disconnected until the building official authorizes in writing its reconnection and use. The county building official will notify the serving utility of the order to discontinue use. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.606 Unlawful wiring, electric fences, warning.

- (a) Prohibition. Except as hereinafter provided, no person shall construct or maintain any spring gun, or any electric wiring device, designated or intended to injure and/or shock animals or persons, or any contrivance or apparatus for such purpose.

- (b) **Livestock Exception.** Persons principally engaged in the business of handling livestock as a primary means of production or income may electrify fences to control or confine livestock upon complying with all the following requirements:
- (1) Any contrivance or mechanism to control electrical current in such fences shall be listed by an approved testing laboratory, and shall include a suitable interrupting device and such other safety devices to prevent dangerous currents getting on the fence at any time.
 - (2) Any electrical fence to which the public may have access, except cross fences to confine and control livestock, shall be posted with a warning notice containing the following or similar wording: "DANGER. ELECTRIC FENCE," or "DANGER. HIGH VOLTAGE." This notice shall be posted along any such main fence at intervals of not more than 200 feet and in letters at least two inches high. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-57, 76-24.)

76-4.608 Power from generators.

- (a) All occupancies that have commercially supplied electricity shall connect to the commercial supplier.
- (b) Any occupancy that has commercially supplied electricity shall not use a permanent or temporary generator(s), provided that a generator(s) may be used for commercial purposes when authorized by the county building official. (Ords. 2007-54 §5, 2005-32 § 2.)

76-4.610 Boat docks. Whether open or roofed, lighting shall be provided to insure sufficient protective lighting at least two foot candles at all points for pedestrians on the docks, within covered berths, and on all walkways or ramps to shore and to the nearest access road within or adjacent to the harbor property. (Ords. 2007-54 §5, 2002-31 § 4, 99-17 § 11, 89-60 § 2, 82-23 § 2, 79-67, 76-24.)

76-4.612 Public nuisance lighting. Lighting fixtures shall be so installed, controlled or directed that the light will not glare or be blinding to pedestrians or vehicular traffic or on adjoining property. (Ords. 2007-54 §5, 2002-31 §4, 99-17 §11, 89-60 § , 82-23 §2, 79-67, 76-24.)

76-4.614 Time of service.

- (a) On alteration jobs requiring a change of service, the service shall be changed and inspected at the frame or rough wiring state.
- (b) On swimming pool jobs requiring a change of service, the service shall be changed and completed prior to the approval for pouring or cementing of the pool or steel inspection of

the pool cavity. (Ords. 2007-54 § 5, 2002-31 § 4, 99-17 § 11, 89-60 § 2.82-23 § 2.79-67, 76-24.)

SECTION VI. Division 78 of the County Ordinance Code is repealed in its entirety and is replaced by new Division 78, to read:

**Division 78
PLUMBING CODE**

**Chapter 78-2
ADOPTION**

78-2.002 Adoption.

- (a) The plumbing code of this county is the 2007 California Plumbing Code (California Code of Regulations, Title 24, Part 5 [based on the 2006 Uniform Plumbing Code]), as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2007 California Plumbing Code, with the changes, additions, and deletions set forth in this division and Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this plumbing code is now on file with the building inspection department, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the plumbing code are controlling and enforceable within the county. (Ords. 2007-54 § 6, 2002-31 § 5, 99-17 § 12, 74-29.)

**Chapter 78-4
MODIFICATIONS**

**Article 76-8.2
Amendments**

76-8.202 General. The 2007 California Plumbing Code is amended by the changes, additions, and deletions set forth in this chapter and Division 72. (Ords. 2007-54 § 6, 2002-31 § 5, 99-17 § 12, 74-29.)

76-8.204 Amendments. The following sections of the 2007 California Plumbing Code ("CPC") are amended. Section numbers used below are those of the 2007 California Plumbing Code.

- (a) Section 320 is added to CPC Chapter 3 (General Regulations) to read:

320 Inspection. Bathtubs shall be set, shower pans installed, floor flanges for water closets installed, backing installed, and all water piping strapped and backed before the framing inspection. (Ords. 2007-___ § 6, 2002-31 § 5, 99-17 § 12, 90-18 § 3, 74-29.)

- (b) Section 1211.2.1 of CPC Chapter 12 (Fuel Piping) is amended by adding the following after the last sentence of Section 1211.2.1 to read:

Low pressure gas pipe installed above grade and exposed to the elements is to be galvanized iron pipe. (Ords. 2007-54 § 6, 2002-31 § 5, 99-17 § 12.)

SECTION VII. Division 710 of the County Ordinance Code is repealed in its entirety and is replaced by new Division 710, to read:

**Division 710
MECHANICAL CODE**

**Chapter 710-2
ADOPTION**

710-2.002 Adoption.

- (a) The mechanical code of this county is the 2007 California Mechanical Code (California Code of Regulations, Title 24, Part 4 [based on the 2006 Uniform Mechanical Code]), as amended by the changes, additions, and deletions set forth in this ordinance.
- (b) The 2007 California Mechanical Code, with the changes, additions, and deletions set forth in Division 72, is adopted by this reference as though fully set forth in this ordinance.
- (c) At least one copy of this mechanical code is now on file with the building inspection department, and the other requirements of Government Code section 50022.6 have been and shall be complied with.
- (d) As of the effective date of this ordinance, the provisions of the plumbing code are controlling and enforceable within the county. (Ords. 2007-54 § 7, 2002-31 § 6, 99-17 § 13, 88-91 § 5, 74-31.)

SECTION VIII. Chapter 72-5 of the County Ordinance Code is amended to read:

Chapter 72-5
APPLICATION TO OIL REFINERIES AND CHEMICAL PLANTS

72-5.002 Annual maintenance permit.

- (a) Annual building maintenance permits, annual grading maintenance permits, and annual electrical maintenance permits may be issued pursuant to this section for construction maintenance and repair work, grading maintenance and repair work, and electrical maintenance and repair work at oil refineries and chemical plants.
- (b) Application and Scope. Applications for annual maintenance permits shall be submitted on forms and in such detail as required by the director of building inspection. Annual maintenance permits may be issued for periods not to exceed twelve months, covering work identified in the permit to be done within the permit period. An annual maintenance permit issued pursuant to this section authorizes only the following maintenance and repair work:
 - (1) Foundations less than five feet deep.
 - (2) Structural steel supporting equipment less than ten thousand pounds.
 - (3) Utility line trench excavations less than six feet deep and excavations for lines less than thirty-six inches in diameter for the routine maintenance, repair, or replacement of existing piping including piping for water (potable, raw, processing, fire), sewage, wastewater, electrical and storm drainage facilities.
 - (4) Individual grading projects (fill and/or excavation) for routine work within the refinery or chemical plant site on trenches, dikes, roadways, parking or storage areas that comply with all of the following:
 - (A) Cuts and fills are no greater than four feet.
 - (B) Graded material does not exceed one thousand cubic yards.
 - (C) Existing and new slopes are no steeper than 5:1 (except repair/maintenance of existing dikes).
 - (D) No work takes place within any drainage course, wetland, or environmentally sensitive area.
 - (E) Work complies with NPDES and the county's clean water programs.
 - (5) Electrical work associated with work covered by a permit issued pursuant to this

section.

- (c) Excluded Work. An annual maintenance permit does not cover any of the following:
- (1) Construction of, or major modifications to, a building.
 - (2) Foundations five feet or deeper.
 - (3) Structural steel supporting equipment ten thousand pounds or heavier.
 - (4) Utility line trench excavations six feet or deeper.
- (d) Amendments. Annual maintenance permits issued pursuant to this section may be amended from time to time upon application to, and approval of, the director of building inspection. Work covered by such amendments are subject to the provisions of Section 72-5.010. (Ords. 2007-54 § 8, 98-39 § 4)

72-5.004 Permits. Subject to the provisions of Section 72-4.008, building, grading, mechanical, plumbing and electrical permits are required for any new construction work or any other work not covered by an annual building maintenance permit, an annual grading maintenance permit, or an annual electrical maintenance permit issued pursuant to Section 72-5.002. (Ords. 2007-54 § 8, 98-39 § 4).

72-5.006 Low voltage, replacement in kind. This chapter does not apply to installations and relocation of existing electrical equipment of one hundred ten volts or less, or to electrical maintenance work limited to replacement of equipment in kind or with functionally equivalent components. (Ords. 2007-54 § 8, 98-39 § 4)

72-5.008 Annual electrical maintenance permit.

- (a) Subject to Section 72-5.006, annual electrical maintenance permits may be issued pursuant to this section for the maintenance, repair, reconstruction, replacement, and relocation of existing electrical equipment and installations.
- (b) Application and Scope. Applications for annual electrical maintenance permits shall be submitted on forms and in such detail as required by the director of building inspection. Annual electrical maintenance permits may be issued for periods not to exceed twelve months, covering work identified in the permit to be done during the permit period. Electrical permits are required for any new electrical work or any other work not covered by an annual electrical maintenance permit issued pursuant to this section, except as otherwise provided in Section 72-5.006.

- (c) Records and Accessibility. The permittee shall maintain records of the work done pursuant to an annual electrical maintenance permit, including location, cost, date, and such other detail as may be required by the director of building inspection in writing to the permittee. All work done pursuant to an annual electrical maintenance permit shall remain readily accessible and visible for inspection.
- (d) Amendments. Annual electrical maintenance permits may be amended from time to time upon application to and approval of the director of building inspection. Work covered by such amendments are subject to the provisions of Section 72-5.010. (Ords. 2007-54 § 8, 98-39 § 4).

72-5.010 Contact, inspection and reporting.

- (a) Application. Any oil refinery or chemical plant that has been issued an annual maintenance permit pursuant to Section 72-5.002, or an annual electrical maintenance permit pursuant to Section 72-5.008, shall comply with the requirements of this section.
- (b) Contact. The director of building inspection and the oil refinery or chemical plant shall each designate a single individual as the liaison to the other organization for all matters pertaining to permits and inspections. The designation may be changed from time to time upon written notice to the other.
- (c) Quarterly Inspection. An inspection/tour will be given to the director of building inspection on a quarterly basis, at a time reasonably designated by the director. During the inspection/tour, the director of building inspection shall be given the opportunity to inspect all work done during the previous quarter pursuant to any annual maintenance permit or any other permit.
- (d) Additional Inspections. In addition to quarterly inspections pursuant to subsection (c) of this section, periodic facility inspections shall also be conducted by the director of building inspection. Based upon the findings of the director of building inspection during the quarterly and other inspections, the director of building inspection may require that the permittee engage an approved inspection or quality control agency to review/inspect specific technical issues relating to construction being performed.
- (e) Reports. Quarterly reports shall be prepared and submitted to the director of building inspection. The report shall include a listing of work performed during the quarter under all permits, including any annual maintenance permits. The report shall also address all concerns raised by the director of building inspection during the previous quarterly inspection, and any other concerns raised by the director and not addressed in any previous quarterly report. (Ords. 2007-54 § 8, 98-39 § 4)

SECTION IX. EFFECTIVE DATE. This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for and against it in the Contra Costa Times, a newspaper published in this County.

PASSED on November 27, 2007, by the following vote:

AYES: GIOIA, UILKEMA, BONILLA, GLOVER, & PIEPHO

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

